

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11772 of David Lock, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception for permission to change a non-conforming use from a flat on (1st and 2nd floors) to a rooming and boarding house on (1st and 2nd floors) as provided by Sections 7104.2 and 7109 of the regulations, in the R-2 zone at the premises 4322 Bowen Road, S.E., Lots 39 & 40, Square 5365.

HEARING DATE: November 20, 1974

DECISION DATE: January 21, 1975

FINDINGS OF FACT:

1. The applicant presently makes use of the subject property as a flat, which is a non-conforming use to the R-2 zone in which the property is located.

2. A flat is first permitted in the R-4 zone as a matter of right.

3. The proposed use of the subject property as a rooming and boarding house is a permitted use in the most restrictive district in which the existing non-conforming (flat) use is permitted.

4. The purpose of the proposed use is to serve outpatients of Saint Elizabeth's Hospital in the native of a foster care home.

5. The subject property is improved with a detached dwelling containing ten (10) rooms and two (2) baths.

6. No opposition was registered at the public hearing to this application.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, and the record, the Board concludes that the applicant has satisfied the requirements of Sections 7104.2 of the regulations and absent any objections to this application, the Board is of the opinion that the proposed use, if granted, would not be objectionable to nearby and adjoining property, or impair the meaning and intent of the Regulations.

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ORDERED: That the above application be GRANTED, for the proposed use as long as no more than eight (8) persons reside on the premises.

VOTE: 3-2 (Mr. McIntosh and Lilla Burt Cummings, Esq., dissenting.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FEB 20 1975

FINAL DATE OF ORDER: _____